

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, July 9, 2012

CASE NUMBER: C15-2012-0081

_____ Jeff Jack
_____ Michael Von Ohlen
_____ Nora Salinas
_____ Bryan King
_____ Susan Morrison
_____ Melissa Hawthorne *Absent - Will Schrier*
_____ Heidi Goebel
_____ Cathy French (SRB only)
_____ Dan Graham (SRB only)

APPLICANT: ToniAnne Soster

OWNER: Michael Jaimes

ADDRESS: 2110 GRISWOLD LN

VARIANCE REQUESTED: The applicant has requested a variance from the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 49.15% in order to maintain a single family residence, guest house, swimming pool and deck in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Central West Austin Combined Neighborhood Planning Area)

BOARD'S DECISION: POSTPONED TO AUG. 13, 2012

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Susan Walker
Executive Liaison



Jeff Jack
Chairman

Walker, Susan

From: [REDACTED]
Sent: Friday, July 06, 2012 11:41 AM
To: Walker, Susan
Subject: BOA Hearing July 9th/2110 GRiswold

Susan,

We are going to postpone the hearing for Monday night. We spoke with Jim Bennett and he will be handling the case for us. Do you need anything from me at this point?

Tonianne Soster

PUBLIC HEARING INFORMATION

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2012-0081 – 2110 Griswold Lane
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, July 9th, 2012

ROGAN B. GILES III
 Your Name (please print)



1703 VISTA LAKE
 Your address(es) affected by this application

Rogan B. Giles III
 Signature 7-3-12
 Date

Daytime Telephone: **512-633-1594**

Comments: _____

If you use this form to comment, it may be returned to:
 City of Austin-Planning & Development Review Department/ 1st Floor
 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, July 9th, 2012

ELIZABETH FAULK
 Your Name (please print) I am in favor I object

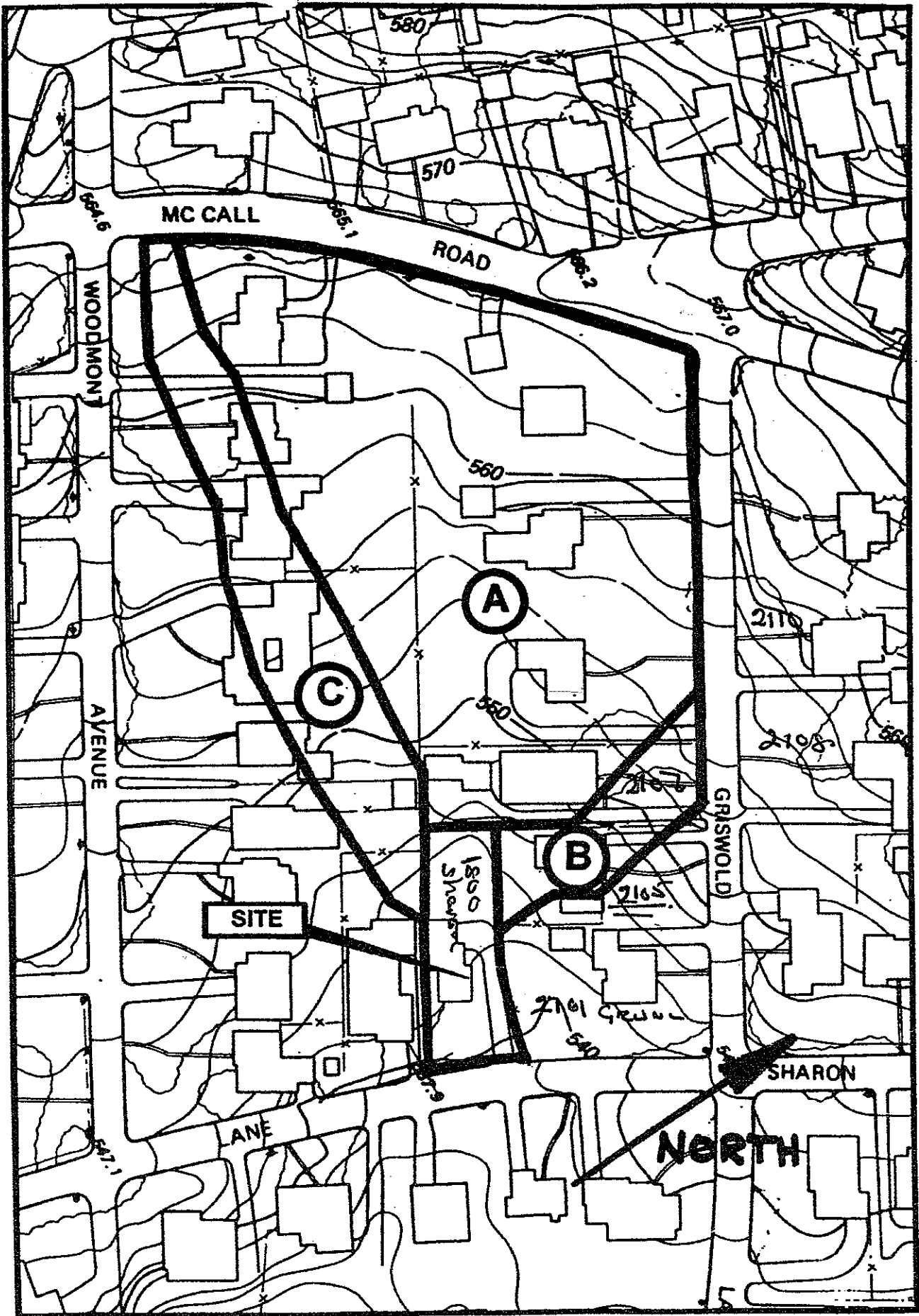
2105 GRISWOLD LANE, 78723

Your address(es) affected by this application 06/28/2011

Daytime Telephone: 512-478-4262 3379 Signature [Signature] Date

Comments: Impervious cover: Object in principle. Dec 1995 non permitted building erected on 1800 Sharon Ln. Expressed concern approval would set precedent. Building allowed to remain; part of concrete area supposed to be removed - never enforced so never done. Drainage is big problem in this area. Have drainage ditch at back of property; 6" drainage pipe across the front of property across to E side with ditch and 6" drainage pipe, emptying into back drainage behind 2101 Griswold. In event of gully washer, water gets into garage and washes soil from the back of my yard, and am left with clean out from the run off from much of the street - have seen it wash over Griswold from north side of street down my driveway.
Surely some pervious cover can be removed from back area to absorb that property's rainfall in concert with the neighborhood efforts in this area.
Have attached topography map which clearly shows the drop off on the south side of the street and includes a small part of the north side.

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 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088



10001

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Case Number: C15-2012-0081 - 2110 Griswold Lane
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, July 9th, 2012

JOE B. DIBRELL
 Your Name (please print)



2107 GRISWOLD, Austin, TX 78723
 Your address(es) affected by this application

Susan Walker
 Signature

6-29-12
 Date

Daytime Telephone: 512 478-3078

Comments: For your information we have lived in this neighborhood for over thirty years and know that there have been problems with run off of water from trees to trunks. Our property also has problems with water runoff from construction of drains that resulted the material flow of water & caused some damage to our property.

If you use this form to comment, it may be returned to:
 Susan Walker
 City of Austin-Planning & Development Review Department/ 1st Floor
 P. O. Box 1088
 Austin, TX 78767-1088

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2012-0081
ROW # 10781203
TP-011504-11-21

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2110 Gnswoold lane Austin 78703

LEGAL DESCRIPTION: Subdivision - Lot 2 Westfield A

Lot(s) 2 Block - Outlot - Division Westfield A

I/We Toniianne Soster on behalf of myself/ourselves as authorized agent for Michael + Jill Jaimes affirm that on 5/24, 2012,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL MAINTAIN
Maintain existing 49.15 IC

in a SF3 district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.



VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

SEE ATTACHED

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

SEE ATTACHED

- (b) The hardship is not general to the area in which the property is located because:

SEE ATTACHED

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

SEE ATTACHED

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

Addendum concerning findings for Variance Application on Subject property

Subject property: 2110 Griswold Lane Austin Texas 78703

Owner: Michael & Jill Jaimes

REASONABLE USE:

1- The zoning regulations applicable to the property do not allow for a reasonable use because:

Upon trying to pull a permit for an existing screened in porch conversion to family room and kitchen remodel we found out the pool permit opened in 1998 was never closed. We were also told by the City that there was no permit history on the screened in porch. However, this structure was added back in June of 1998 when the bedroom, bath, utility room and 1st floor garage with second floor storage(future sight of guest quarters) was permitted and added. Not looking to add any additional IC just converting an existing screened in porch to family room(not expanding the existing foot print of this structure)

HARDSHIP:

2- There have been multiple permits that were approved by the city since 1998 when the existing IC calculations were the same as they are now and all those permits were approved, inspections were passed and permits were finalized. 1998: pool permit opened, bdrm, bathroom, utility room w/1st floor garage and 2nd floor storage 2001: Interior finish out of second story garage 2002: added 2nd story.

We bought the home in August of 2010 uninformed that we were inheriting these issues which have cause time and money to correct. And we still have these permitting issues to deal with. We inherited the open pool permit and the no permit history on the screened in porch when it was built at the same time as the other structures that were added in 1998.

AREA CHARACTER:

3- We are not looking to add anything. We are simply conditioning an already enclosed existing structure and trying to comply with closing a pool permit open since 1998. We are not expanding the existing foot print of this covered enclosed porch..

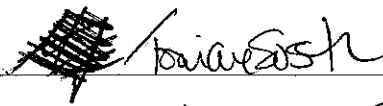
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

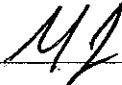
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 3201 Hillview Rd unit A
City, State & Zip Austin Texas 78703
Printed Tonianne Soster Phone 825-3173 Date 5.23.12

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 2110 Griswold Lane
City, State & Zip Austin, TX 78703
Printed Michael James Phone 512-981-9269 Date 5/23-12



City of Austin

PLUMBING PERMIT

PERMIT NO: 2001-009027-PP

Type: RESIDENTIAL Status: Final

2110 GRISWOLD LN

Issue Date: 11/01/2001 **EXPIRY DATE: 04/16/2002**

LEGAL DESCRIPTION Lot: 2 Block: Subdivision: WESTFIELD A	SITE APPROVAL	ZONING
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PROPOSED OCCUPANCY	WORK PERMITTED: Remodel	ISSUED BY: Diana Cortinas
Interior Finish Out Of 2nd Story Of Exist. Det. Gar. To Create Guest Quarters		

Total SQFT	Valuation Remodel: \$.00 Total New: \$33,500.00	Use CAT. R4-2	Floors 2	Units
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Contact Plumbing Contractor, David Williams, David Williams Plumbing, Inc. General Contractor, Powers Custom Homes	Telephone (512) 990-3089 (512) 255-0475
---	--

Fee Description	Fee Amount	Paid Date
Investigation Fee	\$55.00	04/17/2002
Plumbing Permit Fee	\$55.00	11/01/2001
Total Fees:	\$110.00	

Inspection Requirements
Plumbing Inspection

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection as required by 30 T.A.C. 290.46(j).

Completion and acceptance of the final plumbing inspection meets the Customer Service Inspection requirements as identified in TCEQ's Rules and Regulations for Public Water Systems 290.46 (j).

Comments

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.



City of Austin

PLUMBING PERMIT

PERMIT NO: 2001-009027-PP

Type: RESIDENTIAL Status: Final

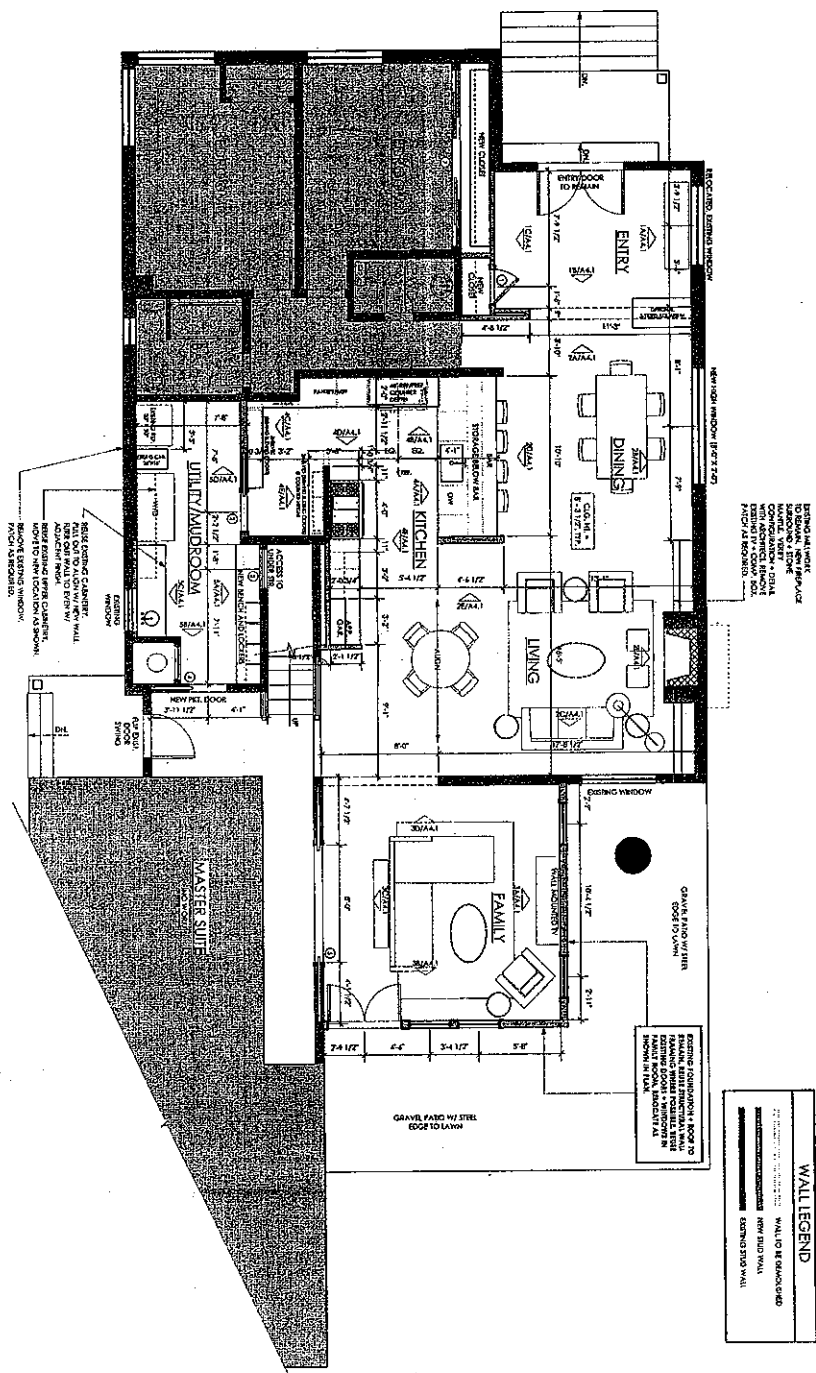
2110 GRISWOLD LN

Issue Date: 11/01/2001 **EXPIRY DATE: 04/16/2002**

LEGAL DESCRIPTION Lot: 2 Block: Subdivision: WESTFIELD A		SITE APPROVAL	ZONING	
PROPOSED OCCUPANCY	WORK PERMITTED: Remodel	ISSUED BY: Diana Cortinas		
Interior Finish Out Of 2nd Story Of Exist. Det. Gar. To Create Guest Quarters				
Total SQFT	Valuation Remodel: \$0.00 Total New: \$33,500.00	Use CAT. R4-2	Floors 2	Units

Type	Date	Status	Comments	Inspector
502 Plumbing Top Out	12/21/2001	Pass	MIGRATED FROM PIER.	Dearl Croft
521 Final Plumbing	04/16/2002	Pass	MIGRATED FROM PIER.	Dearl Croft

NO.	DOOR	LOCATION	TYPE	FINISH	REMARKS
1	DOOR	ENTRY	DOOR	DOOR	DOOR
2	DOOR	LIVING	DOOR	DOOR	DOOR
3	DOOR	DINING	DOOR	DOOR	DOOR
4	DOOR	KITCHEN	DOOR	DOOR	DOOR
5	DOOR	UTILITY/ANDROOM	DOOR	DOOR	DOOR
6	DOOR	MASTER SUITE	DOOR	DOOR	DOOR
7	DOOR	FAMILY	DOOR	DOOR	DOOR
8	DOOR	GRANITE FINISH WITH	DOOR	DOOR	DOOR



1 PROPOSED FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

C/S-2012-0081

JAMES RESIDENCE
 2110 GRISWOLD LANE
 AUSTIN, TX 78703

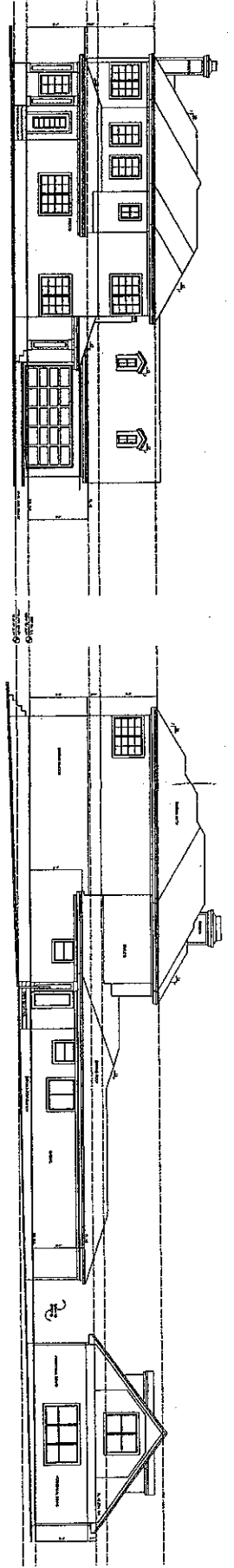
DATE: 01/12/12
 DRAWN BY: JAMES
 CHECKED BY: JAMES
 SCALE: 1/8" = 1'-0"

A1.1
 PROPOSED FIRST FLOOR PLAN

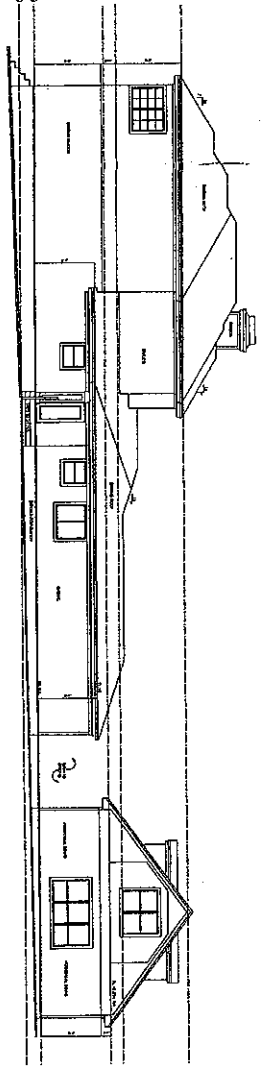
DESIGN HOUSE
 1401 E. 7th Street
 Austin, TX 78702
 P 512.473.3384
 F 512.473.3384

ARCHITECT: JAMES
 DATE: 01/12/12

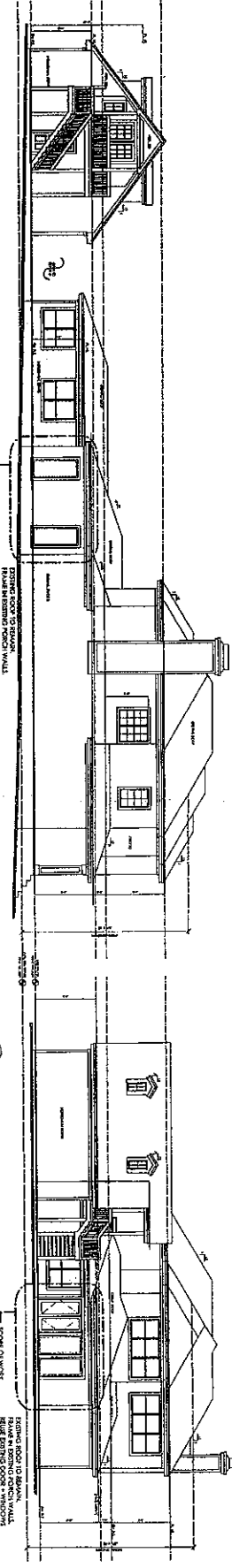
1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



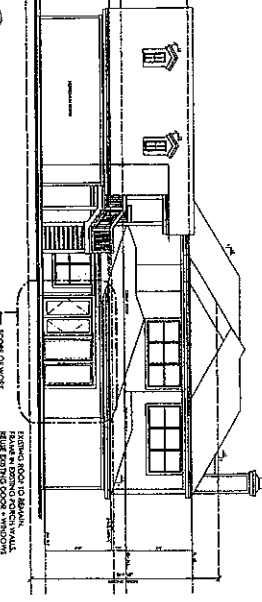
2 RIGHT ELEVATION
Scale: 1/8" = 1'-0"



3 LEFT ELEVATION
Scale: 1/8" = 1'-0"



4 REAR ELEVATION
Scale: 1/8" = 1'-0"



NOTE: FRONT PORCH TO REMAIN. REAR PORCH TO BE DEMOLISHED AND RECONSTRUCTED WITH BRICK AND STONE. REFER TO ARCHITECTURAL PLAN FOR DETAILS.

NOTE: REAR PORCH TO REMAIN. REAR PORCH TO BE DEMOLISHED AND RECONSTRUCTED WITH BRICK AND STONE. REFER TO ARCHITECTURAL PLAN FOR DETAILS.

05-2012-0081

A2.1



JAIMES RESIDENCE
2110 GRISWOLD LANE
AUSTIN, TX 78703

DESIGN HOUSE
1401 E. 7th Street
Austin, TX 78702
P 512.493.1858
F 512.472.3294
OWNER: K. BROWN



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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, July 9th, 2012

Douglas & Suzanne Wiggins
 2108 Griswold Lane
 Austin, Texas 78703-3010

Please
 comments
 below



Your address(es) affected by this application

Wiggins
Suzanne Wiggins

Signature

Date

Daytime Telephone: *474-8475*

Comments: *To the west, where run-off occurs; edging and berms and added large amounts of compost to the soil. What more can we do?*

Our neighborhood has a long history of drainage problems related to the Johnson Creek Watershed. We have lived at 2108 Griswold, downstream of 2110 Griswold, for 19 years. During this time, 3 of the 5 families who've lived at 2110 have done major remodeling. In 1997-98, an owner added a 2-car garage w/2nd floor apartment, a pool; and widened his driveway, relocating it near our property. These changes caused significant run-off as discussed in Sept. 1997 w/Carl McLennon, Jesse Washington, Carl Menth and WANG representatives. Since then, we have taken numerous steps to reduce run-off in the backyard. In November 1998, Bud Twilley Landscaping added French drains, earth berms, raised-bed gardens and improved the soil. We add compost annually to prevent soil erosion. This spring (2012) Bud Twilley installed a new raised bed to the west, where run-off occurs; edging and berms and added large amounts of compost to the soil. *What more can we do?*

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 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088



GRISWOLD LANE
(50' ROW)

N 60°32'66" W 85.13'
85.00'

N 29°37'52" E

BOUNDARY SURVEY

WEST 1/2 LOT 1 & 2, BLOCK 85 FT. OF LOT 2, SURVEY NO. 08658, GRISWOLD LANE, WIXSON, OKLAHOMA COUNTY, OKLAHOMA
200.12' (ACTUAL TYP.)
200.00' (INCLUDES THIS)

CONCEALS C. & SUZANNE C. MASON
(PAID FOR BY C. MASON)
(PART OF LOT 2)

EAST 85 FT. OF LOT 2
BLOCK "12"

S 29°20'55" W 80.15'
S 29°20'55" W 80.15'

PART OF LOT 1
MARC MALKIN
DOC. NO. 2008071289
CS31 408E

80.15'

S 29°09'05" W 59.85'

59.85'

S 36°21'54" W 60.04'

60.04'

PART OF LOT 1
HOWARD D. SHANNON, III
46 SOUTHWOOD DRIVE
DOC. NO. 2008071289
6.282 ACRES

PART OF LOT 1
JAMES A. PHARRELL &
SUSAN M. PHARRELL
DOC. NO. 2008071289

OVERALL DISTANCE OF EASTERLY LINE IS 200.00 FT.
THE EAST 85 FT. OF LOT 2

PLAN OF SURVEY

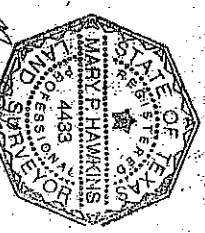
SCALE: 1" = 20'

We attack this Survey (1995; 2006) - the survey is useful as a comparative value.
Erpoured 08/09/09

WIXSON
2108 Griswold Lane
(1995)
Griswold 2006)

LEGEND
- - - - - WOOD FENCE
--- V-2- --- RIBBON STRAP
--- --- PROPERTY BOUNDARY
--- --- UNLOCATED PROPERTY BOUNDARY
--- --- 1/4 SECTION BOUNDARY
--- --- 1/2 SECTION BOUNDARY
--- --- PARTIAL MOLE PLANT IN CORNER

Survey No. 08658
Scale: 1" = 20'
State of Oklahoma
And let it be known that I, the undersigned, a duly licensed Professional Engineer, have surveyed and measured the above described premises in accordance with the laws of the State of Oklahoma.
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF OKLAHOMA.
WIXSON ENGINEERING, INC.
13406 Los Indios Trail, Suite 101
Austín, Texas 78729
(512) 335-3944 * (512) 250-8885 (Fax) JW
5/31/05
Date: 07-10-2006



All corners are 1/2" iron pins or lead unless otherwise shown. The corners of the parties surveyed.

4 This document is a true and correct copy of the original as shown to the undersigned.